

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

February 17, 2003

PRESENT: Tom Cowan, Chair
Mark Decker, Co-Chair
Terry Janicz
Andy Kelkenberg
Rick Meahl
Don Hoeffler
Christine Falkowski, Planning Board Clerk

The meeting was called to order by Tom Cowan at 7:30 PM.

Berghorn - Minor Subdivision

David Berghorn is looking to subdivide approximately seven acres from a 22.76 acre parcel (SBL #20.00-3-38.1) on Moore Road. This is the second parcel of three being subdivided from lot 40, therefore one more parcel can be split. The new frontage will be 230' off the 730'. Mr. Berghorn stated that LaVerne Cummings left this land to him and his four siblings. There is an easement to the rear of the property from NYS Electric & Gas. Terry made a motion to approve this minor subdivision, seconded by Don and all approved.

Terry motioned to accept the minutes from the February 3rd meeting, seconded by Don and all approved.

John Smith submitted a revised plan to accurately reflect his storage building project at 11492 Main Road. Mark made a motion to accept the revision, seconded by Tom and all approved.

13722 Main Road – Special Use Permit

Buffalo Auto Sales Co., Inc. (Rich Belotta), formerly Victor Auto Sales. Because of the rental agreement with the present owner and the potential for two dealerships on the site, the Board is recommending to the Town Board that an annually renewable special use permit be required with conditions. On February 11th, the State of New York Dept. of Motor Vehicles stopped in to check on a special permit for Laura Paulus or Hiznherz Collision & Detail, Inc. on the same site. This entity could be renting from David Glian, the owner of the parcel. Terry will research this.

12690 Main Road – Special Use Permit

Michael Shields picked up site plan packet on 1/27/03, but did not submit it, therefore, Code Enforcement will monitor his activity. He is currently selling cars (also snowmobiles and ATV's which are OK). Perhaps we should send him a letter asking him where he stands. Tom will consult Nathan and Jerry.

The Zoning Report was reviewed. The Board would like the little red schoolhouse/gift shop on Main Road checked out as they are selling cars. Also, it is OK to sell trailers on Crittenden and Main, but not trucks and cars.

Sign Ordinance

- ☐ Tom gave to Don the Orchard Park court case to review. They required 15' setback from ROW.
- ☐ We need to provide reasons why "no billboards" will be put into effect, i.e., safety, etc.
- ☐ Tmetable.....before summer 2003
- ☐ Becky to perform a review for consistency, format and language, then on to Nathan for legal review.

Special Event Permits

- ☐ Should we initiate? Does the Village require?
- ☐ Does Kelly Schultz need for the bi-annual Antique Fair? Pumpkin Farm?
- ☐ Would it be required on private property or just public?

Unfinished Business

- ☐ Kelly Schultz pavilion on Main Road - truck body is still backed up to an overhead door that looks pretty bad. It's been there for about nine months. Tom will speak to Kelly.

New Business

- ☐ Will meet with the Village Planning Board in the Fall
- ☐ Read the Comprehensive Master Plan
- ☐ Mark down ideas for the agenda. Example: One side of the water line down Hake is the Town and the other side is the Village!

Mark motioned to adjourn the meeting at 8:35 PM, seconded by Andy and all approved.

Respectfully submitted by,
Christine Falkowski
Recording Secretary